

2026

# Essex County Tax Foreclosure Real Estate Auction January 21 @ 10AM



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### #1 - Corlear Bay Rd, Town of Chesterfield

Rural vacant land.

**Tax Map: 4.20-1-1.000**

Size: 1.00 +/- Acres

School District: Ausable Valley CSD

Full Market Value: \$1,100

Inspection: May not have road access.



### #2 - Corlear Bay Rd, Town of Chesterfield

Residential vacant land.

**Tax Map: 4.20-2-7.000**

Size: 0.60 +/- Acres

School District: Ausable Valley CSD

Full Market Value: \$700

Inspection: May not have road access.



### #3 - Vine St, Town of Chesterfield

Residential vacant land.

**Tax Map: 4.37-4-2.120**

Size: 0.86 +/- Acres

School District: Ausable Valley CSD

Full Market Value: \$21,200

Inspection: Vacant Land. Drive by anytime.



### #4 - Kent St, Town of Chesterfield

Vacant land with improvement.

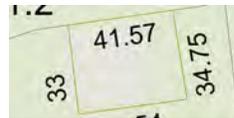
**Tax Map: 4.38-3-1.200**

Size: 0.03 +/- Acres

School District: Ausable Valley CSD

Full Market Value: \$5,200

Inspection: Occupied. Drive by anytime.



### #5 - 15 Church St, Town of Chesterfield

Single family residence, 1 story, Old style, built 1880+/-, 1329+/- sq. ft., 4BR/1BA, detached garage.

**Tax Map: 4.38-3-14.000**

Size: 0.20 +/- Acres

School District: Ausable Valley CSD

Full Market Value: \$126,600

Inspection: Occupied. Drive by anytime.



### #6 - Pond St, Town of Chesterfield

Residential vacant land.

**Tax Map: 4.38-4-13.000**

Size: 0.26 +/- Acres

School District: Ausable Valley CSD

Full Market Value: \$10,600

Inspection: Vacant Land. Drive by anytime.



### #7 - River St, Town of Chesterfield

Residential vacant land. Waterfront on Ausable River.

**Tax Map: 4.45-1-12.000**

Size: 0.10 +/- Acres

School District: Ausable Valley CSD

Full Market Value: \$100

Inspection: Vacant Land. Drive by anytime.



### #8 - 23 River St, Town of Chesterfield

Single family residence, 1.5 story, Old style, built 1870+/-, 1232+/- sq. ft., 4BR/1BA, enclosed porch.

**Tax Map: 4.45-1-26.000**

Size: 0.19 +/- Acres

School District: Ausable Valley CSD

Full Market Value: \$17,700

Inspection: See web for showing schedule.



### #9 - 37 Margaret St, Town of Chesterfield

Single family residence, 1.5 story, Old style, built 1920+/-, 1185+/- sq. ft., 4BR/1BA, enclosed porch.

**Tax Map: 4.45-5-3.001**

Size: 0.70 +/- Acres

School District: Ausable Valley CSD

Full Market Value: \$88,700

Inspection: Occupied. Drive by anytime.



### #10 - 38 Clinton St, Town of Chesterfield

Vacant land with improvement, 1.5 story, Barn, built 1870+/-.

**Tax Map: 4.46-1-12.000**

Size: 0.50 +/- Acres

School District: Ausable Valley CSD

Full Market Value: \$19,600

Inspection: Vacant Land. Drive by anytime.



### #11 - Port Douglas Rd, Town of Chesterfield

Residential vacant land.

**Tax Map: 4.46-3-4.200**

Size: 0.77 +/- Acres

School District: Ausable Valley CSD

Full Market Value: \$21,300

Inspection: Vacant Land. Drive by anytime.



### #12 - 15 White St, Town of Chesterfield

Two family residence, 1.7 story, Old style, built 1949+/-, 1990+/- sq. ft., 3BR/2BA, porches, barn.

**Tax Map: 4.53-3-28.001**

Size: 0.60 +/- Acres

School District: Ausable Valley CSD

Full Market Value: \$120,800

Inspection: See web for showing schedule.



### #13 - 8 Bens Ln, Town of Chesterfield

Mobile home, porches, attached garage.

**Tax Map: 4.54-1-15.000**

Size: 0.10 +/- Acres

School District: Ausable Valley CSD

Full Market Value: \$41,000

Inspection: Occupied. Drive by anytime.



### #14 - 550 Augur Lake Rd, Town of Chesterfield

Residential vacant land.

**Tax Map: 9.2-1-5.200**

Size: 1.50 +/- Acres

School District: Ausable Valley CSD

Full Market Value: \$32,600

Inspection: Vacant Land. Drive by anytime.



### #15 - Shun Pike Rd, Town of Chesterfield

Rural vacant land.

**Tax Map: 10.3-1-24.200**

Size: 0.10 +/- Acres

School District: Ausable Valley CSD

Full Market Value: \$100

Inspection: Vacant Land. Drive by anytime.



### #16 - NYS Route 22, Town of Chesterfield

Rural vacant land.

**Tax Map: 20.1-1-13.000**

Size: 0.80 +/- Acres

School District: Ausable Valley CSD

Full Market Value: \$21,800

Inspection: Vacant Land. Drive by anytime.



### #17 - 3597 NYS Route 9N, Town of Crown Point

Single family residence, 1.5 story, Cottage style, built 1900+/-, 771+/- sq. ft., 3BR/1BA, porches.

**Tax Map: 107.3-2-8.000**

Size: 0.20 +/- Acres

School District: Crown Point CSD

Full Market Value: \$33,100

Inspection: Drive by anytime.



### #18 - 3616 NYS Route 9N, Town of Crown Point

Converted residence, 2 story, style, built 1950+/-, 2302+/- sq. ft.

**Tax Map: 107.3-3-3.000**

Size: 0.30 +/- Acres

School District: Crown Point CSD

Full Market Value: \$72,400

Inspection: Drive by anytime.



### #19 - 280 Breed Hill Rd, Town of Crown Point

Single family residence, 1.5 story, Cottage style, built 1990+/-, 550+/- sq. ft., 2BR/1BA, porches.

**Tax Map: 116.4-1-15.200**

Size: 4.91 +/- Acres

School District: Crown Point CSD

Full Market Value: \$80,000

Inspection: Drive by anytime.



### #20 - 1859 Creek Rd, Town of Crown Point

Single family residence, 1.5 story, Old style, built 1890+/-, 1171+/- sq. ft., 3BR/1BA.

**Tax Map: 117.19-1-13.000**

Size: 1.40 +/- Acres

School District: Crown Point CSD

Full Market Value: \$81,333

Inspection: Occupied. Drive by anytime.



**#21 - 1560 Creek Rd, Town of Crown Point**

Rural vacant land. Waterfront on Putnam Creek.

**Tax Map: 128.1-3-17.000**

Size: 1.80 +/- Acres

School District: Crown Point CSD

Full Market Value: \$16,400

Inspection: Vacant Land. Drive by anytime.



**#24 - Scriver Ln, Town of Elizabethtown**

Rural vacant land.

**Tax Map: 74.-1-53.000**

Size: 0.22 +/- Acres

School District: Boquet Valley CSD

Full Market Value: \$300

Inspection: Vacant Land. Drive by anytime.



**#26 - Jersey St, Town of Essex**

Residential vacant land.

**Tax Map: 39.4-1-49.000**

Size: 1.10 +/- Acres

School District: Boquet Valley CSD

Full Market Value: \$48,000

Inspection: Vacant Land. Drive by anytime.



**#27 - Church Ln, Town of Jay**

Residential vacant land.

**Tax Map: 7.75-2-11.100**

Size: 0.10 +/- Acres

School District: Ausable Valley CSD

Full Market Value: \$16,000

Inspection: Vacant Land. Drive by anytime.



**#29 - 14187 NYS Route 9N, Town of Jay**

Single family residence, 2 story, Old style, built 1925+/-, 1631+/- sq. ft., 3BR/2BA, porches.

**Tax Map: 7.76-3-21.000**

Size: 0.10 +/- Acres

School District: Ausable Valley CSD

Full Market Value: \$92,700

Inspection: See web for showing schedule.



**#30 - Whitetail Ln, Town of Jay**

Residential vacant land.

**Tax Map: 7.79-2-54.000**

Size: 1.00 +/- Acres

School District: Ausable Valley CSD

Full Market Value: \$25,000

Inspection: Vacant Land. Drive by anytime.



**#31 - 39 Burt Ln, Town of Jay**

Single family residence, 2 story, Old style, built 1930+/-, 1344+/- sq. ft., 4BR/1.5BA, porches.

**Tax Map: 7.84-5-14.000**

Size: 0.20 +/- Acres

School District: Ausable Valley CSD

Full Market Value: \$113,600

Inspection: See web for showing schedule.



**#32 - Getta Way, Town of Jay**

Rural vacant land.

**Tax Map: 17.2-1-20.230**

Size: 5.50 +/- Acres

School District: Ausable Valley CSD

Full Market Value: \$47,300

Inspection: May not have road access.



**#33 - NYS Route 9N, Town of Jay**

Rural vacant land.

**Tax Map: 17.4-1-32.000**

Size: 0.47 +/- Acres

School District: Ausable Valley CSD

Full Market Value: \$19,600

Inspection: Vacant Land. Drive by anytime.



**#34 - Antler Dr, Town of Jay**

Residential vacant land.

**Tax Map: 17.23-1-10.000**

Size: 1.20 +/- Acres

School District: Ausable Valley CSD

Full Market Value: \$27,500

Inspection: Vacant Land. Drive by anytime.



**#35 - Cross St, Town of Jay**

Residential vacant land.

**Tax Map: 17.32-4-11.000**

Size: 0.70 +/- Acres

School District: Ausable Valley CSD

Full Market Value: \$25,000

Inspection: Vacant Land. Drive by anytime.



**#36 - Cherry Ln, Town of Jay**

Residential vacant land.

**Tax Map: 17.41-5-8.000**

Size: 0.90 +/- Acres

School District: Ausable Valley CSD

Full Market Value: \$25,000

Inspection: Vacant Land. Drive by anytime.



**#38 - NYS Route 9N, Town of Jay**

Rural vacant land.

**Tax Map: 27.3-1-9.000**

Size: 1.35 +/- Acres

School District: Ausable Valley CSD

Full Market Value: \$8,600

Inspection: Vacant Land. Drive by anytime.



**#39 - Murcraey Ln, Town of Jay**

Private forest.

**Tax Map: 28.1-1-10.113**

Size: 52.7 Acres

School District: Ausable Valley CSD

Full Market Value: \$213,400

Inspection: Vacant Land. Drive by anytime.



**#41 - Alstead Hill Ln, Town of Keene**

Rural vacant land. Wetland.

**Tax Map: 44.3-1-35.000**

Size: 7.90 +/- Acres

School District: Keene CSD

Full Market Value: \$174,400

Inspection: Vacant Land. Drive by anytime.



**#43 - 30 Mason Young Ln, Town of Keene**

Single family residence, 1.7 story, Old style, built 1900+/-, 1202+/- sq. ft., 2BR/1BA, porches, detached garage.

**Tax Map: 62.12-1-24.000**

Size: 0.20 +/- Acres

School District: Keene CSD

Full Market Value: \$192,500

Inspection: See web for showing schedule.



**#46 - NYS Route 28N, Town of Minerva**

Residential vacant land. Waterfront on Balfour Lake.

**Tax Map: 144.1-1-14.000**

Size: 2.98 +/- Acres

School District: Minerva CSD

Full Market Value: \$85,900

Inspection: Vacant Land. Drive by anytime.



**#47 - NYS Route 28N, Town of Minerva**

Vacant land with improvement, mobile home.

**Tax Map: 144.1-1-15.110**

Size: 20.59 +/- Acres

School District: Minerva CSD

Full Market Value: \$60,000

Inspection: Vacant Land. Drive by anytime.



**#48 - 1858 NYS Route 28N, Town of Minerva**

Single family residence, 2 story, Old style, built 1960+/-, 1792+/- sq. ft., 4BR/1BA, porches.

**Tax Map: 154.2-1-30.000**

Size: 0.50 +/- Acres

School District: Minerva CSD

Full Market Value: \$200,100

Inspection: Drive by anytime.



**#49 - 14 Cable Access Way, Town of Minerva**

Residential vacant land.

**Tax Map: 154.4-2-7.200**

Size: 0.52 +/- Acres

School District: Minerva CSD

Full Market Value: \$24,000

Inspection: Vacant Land. Drive by anytime.



**#50 - 16 Stewart Rd, Town of Minerva**

Residential vacant land. Adjacent to Lot #51 & 52.

**Tax Map: 154.4-8-1.000**

Size: 1.97 +/- Acres

School District: Minerva CSD

Full Market Value: \$36,200

Inspection: May not have road access.



**#51 - Stewart Rd, Town of Minerva**

Residential vacant land. Adjacent to Lot #50, 52 & 61.

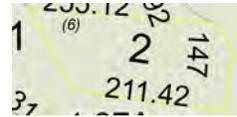
**Tax Map: 154.4-8-2.000**

Size: 0.65 +/- Acres

School District: Minerva CSD

Full Market Value: \$15,600

Inspection: May not have road access.



**#52 - Stewart Rd, Town of Minerva**

Residential vacant land. Adjacent to Lot #50, 51, 53 & 61.

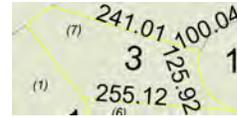
**Tax Map: 154.4-8-3.000**

Size: 0.68 +/- Acres

School District: Minerva CSD

Full Market Value: \$15,900

Inspection: May not have road access.



**#53 - Stewart Rd, Town of Minerva**

Residential vacant land. Adjacent to Lot #52, 54 & 61.

**Tax Map: 154.4-8-4.000**

Size: 1.00 +/- Acres

School District: Minerva CSD

Full Market Value: \$21,000

Inspection: May not have road access.



**#54 - Stewart Rd, Town of Minerva**

Residential vacant land. Adjacent to Lot #53, 55, 57 & 61.

**Tax Map: 154.4-8-5.000**

Size: 1.18 +/- Acres

School District: Minerva CSD

Full Market Value: \$21,200

Inspection: May not have road access.



**#55 - 1585 NYS Route 28N, Town of Minerva**

Residential vacant land. Adjacent to Lot #54, 56 & 57.

**Tax Map: 154.4-8-6.000**

Size: 5.03 +/- Acres

School District: Minerva CSD

Full Market Value: \$39,800

Inspection: Vacant Land. Drive by anytime.



**#56 - Fourteenth Rd, Town of Minerva**

Residential vacant land. Adjacent to Lot #55, 57 & 58.

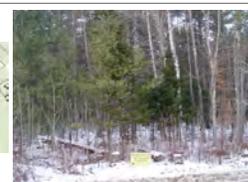
**Tax Map: 154.4-8-10.000**

Size: 2.55 +/- Acres

School District: Minerva CSD

Full Market Value: \$36,900

Inspection: Vacant Land. Drive by anytime.



**#57 - Stewart Rd, Town of Minerva**

Residential vacant land. Adjacent to Lot #54, 55, 56, 58 & 61.

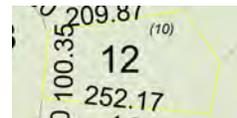
**Tax Map: 154.4-8-12.000**

Size: 0.75 +/- Acres

School District: Minerva CSD

Full Market Value: \$16,500

Inspection: May not have road access.



**#58 - Stewart Rd, Town of Minerva**

Residential vacant land. Adjacent to Lot #56, 57, 59 & 61.

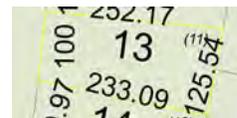
**Tax Map: 154.4-8-13.000**

Size: 0.62 +/- Acres

School District: Minerva CSD

Full Market Value: \$15,300

Inspection: May not have road access.



**#59 - Stewart Rd, Town of Minerva**

Residential vacant land. Adjacent to Lot #58, 60 & 61.

**Tax Map: 154.4-8-14.000**

Size: 0.57 +/- Acres

School District: Minerva CSD

Full Market Value: \$14,900

Inspection: May not have road access.



**#60 - 10 Stewart Rd, Town of Minerva**

Residential vacant land. Adjacent to Lot #59 & 61

**Tax Map: 154.4-8-15.000**

Size: 0.73 +/- Acres

School District: Minerva CSD

Full Market Value: \$27,200

Inspection: May not have road access.



**#61 - Stewart Rd, Town of Minerva**

Residential vacant land. Adjacent to Lot #50, 51, 52, 53, 54, 57, 59, 59 & 60.

**Tax Map: 154.4-8-18.000**

Size: 0.83 +/- Acres

School District: Minerva CSD

Full Market Value: \$29,900

Inspection: Vacant Land. Drive by anytime.



**#64 - 14 Wilson Rd, Town of Minerva**

Single family residence, 2 story, Old style, built 1949+/-, 1216+/- sq. ft., 3BR/1BA.

**Tax Map: 163.2-2-7.000**

Size: 0.50 +/- Acres

School District: Minerva CSD

Full Market Value: \$100,800

Inspection: Check website for showing schedule.



**#65 - NYS Route 28N, Town of Minerva**

Residential vacant land.

**Tax Map: 163.2-2-15.000**

Size: 8.93 +/- Acres

School District: Minerva CSD

Full Market Value: \$44,100

Inspection: Vacant Land. Drive by anytime.



**#66 - NYS Route 28N, Town of Minerva**

Residential vacant land.

**Tax Map: 163.2-2-16.000**

Size: 2.00 +/- Acres

School District: Minerva CSD

Full Market Value: \$36,200

Inspection: Vacant Land. Drive by anytime.



**#68 - 5 Genesee Way, Town of Minerva**

Manufactured housing, Cabin style, built 1930+/-, 224+/- sq. ft., porch, mobile home. Wetlands.

**Tax Map: 164.1-4-26.003**

Size: 33.10 +/- Acres

School District: Minerva CSD

Full Market Value: \$74,600

Inspection: Occupied. Drive by anytime.



**#69 - 1084 County Route 29, Town of Minerva**

Single family residence with Apartment, 1 story, Ranch style, built 1970+/-, 1125+/- sq. ft., 4BR/2BA. porches. cabin. Wetlands.

**Tax Map: 164.2-1-15.200**

Size: 17.95 +/- Acres

School District: Minerva CSD

Full Market Value: \$213,500

Inspection: Occupied. Drive by anytime.



**#70 - 161 Riddle Rd, Town of Moriah**

Residential vacant land.

**Tax Map: 86.2-5-5.000**

Size: 5.00 +/- Acres

School District: Moriah CSD

Full Market Value: \$42,800

Inspection: Vacant Land. Drive by anytime.



**#71 - 562 Dalton Hill Rd, Town of Moriah**

Single family residence, 2 story, Row style, built 1900+/-, 1412+/- sq. ft., 3BR/1BA, porches. Adjacent to Lot #72.

**Tax Map: 86.73-1-4.000**

Size: 0.10 +/- Acres

School District: Moriah CSD

Full Market Value: \$91,035

Inspection: Check website for showing schedule.



**#72 - 560 Dalton Hill Rd, Town of Moriah**

Single family residence, 2 story, Row style, built 1900+/-, 1268+/- sq. ft., 3BR/1BA, enclosed porch. Adjacent to Lot #71.

**Tax Map: 86.73-1-5.000**

Size: 0.10 +/- Acres

School District: Moriah CSD

Full Market Value: \$79,730

Inspection: Check website for showing schedule.



**#73 - 9 Bridal Row, Town of Moriah**

Single family residence, 2 story, Old style, built 1925+/-, 1573+/- sq. ft., 3BR/1BA, enclosed porch. detached garage.

**Tax Map: 86.73-5-3.000**

Size: 0.30 +/- Acres

School District: Moriah CSD

Full Market Value: \$104,975

Inspection: Occupied. Drive by anytime.



**#74 - 570 Silver Hill Rd, Town of Moriah**

Single family residence, 1.5 story, Cottage style, built 1900+/-, 760+/- sq. ft., 2BR/1BA, porches, detached garage.

**Tax Map: 86.73-5-23.100**

Size: 1.59 +/- Acres

School District: Moriah CSD

Full Market Value: \$72,505

Inspection: Occupied. Drive by anytime.



**#76 - 27 Hospital Rd, Town of Moriah**

Single family residence, 3 story, Old style, built 1930+/-, 3514+/- sq. ft., 4BR/2BA.

**Tax Map: 86.74-1-10.012**

Size: 0.90 +/- Acres

School District: Moriah CSD

Full Market Value: \$199,920

Inspection: Drive by anytime.



**#77 - 67 Wasson St, Town of Moriah**

Single family residence, 2 story, Row style, built 1900+/-, 1404+/- sq. ft., 3BR/1BA, enclosed porches. detached garage.

**Tax Map: 86.81-1-6.000**

Size: 0.20 +/- Acres

School District: Moriah CSD

Full Market Value: \$50,150

Inspection: Drive by anytime.



**#79 - 6 Wasson St, Town of Moriah**

Two family residence, 2.5 story, Old style, built 1900+/-, 2380+/- sq. ft., 6BR/2BA, covered porches.

**Tax Map: 86.81-2-16.000**

Size: 0.50 +/- Acres

School District: Moriah CSD

Full Market Value: \$70,975

Inspection: Check website for showing schedule.



**#81 - 343 Witherbee Rd, Town of Moriah**

Single family residence, 1.5 story, Duplex style, built 1910+/-, 1092+/- sq. ft., 3BR/1BA, covered porches.

**Tax Map: 86.82-1-17.000**

Size: 0.20 +/- Acres

School District: Moriah CSD

Full Market Value: \$60,520

Inspection: Check website for showing schedule.



**#82 - 42 Wall St, Town of Moriah**

Single family residence, 1.5 story, Old style, built 1880+/-, 1255+/- sq. ft., 3BR/1BA, enclosed porch. detached garage.

**Tax Map: 86.82-5-4.000**

Size: 0.40 +/- Acres

School District: Moriah CSD

Full Market Value: \$19,805

Inspection: Check website for showing schedule.



**#83 - 90 Wall St, Town of Moriah**

Single family residence, 1.5 story, Duplex style, built 1910+/-, 694+/- sq. ft., 3BR/1BA, enclosed porches.

**Tax Map: 86.83-1-10.000**

Size: 0.10 +/- Acres

School District: Moriah CSD

Full Market Value: \$50,660

Inspection: Check website for showing schedule.



**#84 - NYS Route 9N, Town of Moriah**

Rural vacant land.

**Tax Map: 87.15-3-1.000**

Size: 0.04 +/- Acres

School District: Moriah CSD

Full Market Value: \$62,100

Inspection: May not have road access.



**#85 - Plank Rd, Town of Moriah**

Residential vacant land.

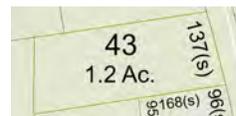
**Tax Map: 96.2-1-43.000**

Size: 1.10 +/- Acres

School District: Moriah CSD

Full Market Value: \$21,100

Inspection: Vacant Land. Drive by anytime.



**#86 - 191 Furnace Rd, Town of Moriah**

Single family residence, 1 story, Ranch style, built 1986+/-, 1134+/- sq. ft., 3BR/1BA, covered porch.

**Tax Map: 96.16-1-15.200**

Size: 0.50 +/- Acres

School District: Moriah CSD

Full Market Value: \$166,345

Inspection: Check website for showing schedule.



**#87 - 594 Windy Hill Rd, Town of Moriah**

Single family residence, 2 story, Colonial style, built 1949+/-, 1632+/- sq. ft., 3BR/2BA, porches, attached garage. Possible fire damage.

**Tax Map: 96.20-3-9.100**

Size: 1.64 +/- Acres

School District: Moriah CSD

Full Market Value: \$129,370

Inspection: Drive by anytime.



**#88 - 23 Mineville Rd, Town of Moriah**

Single family residence, 1 story, Cottage style, built 1992+/-, 704+/- sq. ft., 1BR/1BA, mobile home, porches.

**Tax Map: 96.27-5-6.000**

Size: 0.20 +/- Acres

School District: Moriah CSD

Full Market Value: \$106,335

Inspection: Occupied. Drive by anytime.



**#90 - NYS Route 9N, Town of Moriah**

Rural vacant land.

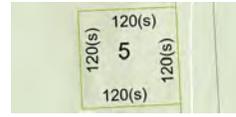
**Tax Map: 97.10-1-5.000**

Size: 0.30 +/- Acres

School District: Moriah CSD

Full Market Value: \$24,500

Inspection: Vacant Land. Drive by anytime.



**#91 - 28 Elk Inn Rd, Town of Moriah**

Single family residence, 2 story, Old style, built 1900+/-, 1376+/- sq. ft., 3BR/1BA.

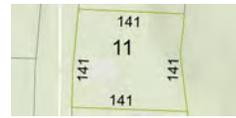
**Tax Map: 97.13-2-11.000**

Size: 0.46 +/- Acres

School District: Moriah CSD

Full Market Value: \$44,880

Inspection: Vacant Land. Drive by anytime.



**#92 - 7 Spring St, Town of Moriah**

Single family residence, 2 story, Old style, built 1880+/-, 1455+/- sq. ft., 3BR/1BA, porches.

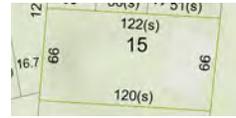
**Tax Map: 97.63-4-15.000**

Size: 0.20 +/- Acres

School District: Moriah CSD

Full Market Value: \$52,700

Inspection: Check website for showing schedule.



**#93 - Stone St, Town of Moriah**

Residential vacant land.

**Tax Map: 97.63-7-9.200**

Size: 1.00 +/- Acres

School District: Moriah CSD

Full Market Value: \$32,400

Inspection: Vacant Land. Drive by anytime.



**#94 - 4381 Main St, Town of Moriah**

Multiple residence, 1.5 story, Old style, built 1900+/-, 1137+/- sq. ft., 3BR/1.5BA, porches.

**Tax Map: 97.64-1-14.000**

Size: 0.30 +/- Acres

School District: Moriah CSD

Full Market Value: \$106,590

Inspection: Check website for showing schedule.



**#96 - Main St, Town of Moriah**

Residential vacant land. Adjacent to Lot #95, 97 & 98.

**Tax Map: 97.64-2-15.000**

Size: 0.30 +/- Acres

School District: Moriah CSD

Full Market Value: \$11,800

Inspection: Vacant Land. Drive by anytime.



**#97 - Main St, Town of Moriah**

Vacant land with improvement, shed, built 1920+/-, 351+/- sq. ft., 1.5 story barn. Adjacent to Lot #96 & 98.

**Tax Map: 97.64-2-17.000**

Size: 0.20 +/- Acres

School District: Moriah CSD

Full Market Value: \$24,300

Inspection: Vacant Land. Drive by anytime.



**#98 - 4372 Main St, Town of Moriah**

Single family residence, 1.5 story, Old style, built 1880+/-, 1438+/- sq. ft., 3BR/2BA, porches. Adjacent to Lot #96 & 97.

**Tax Map: 97.64-2-18.000**

Size: 0.10 +/- Acres

School District: Moriah CSD

Full Market Value: \$107,270

Inspection: Occupied. Drive by anytime.



**#99 - 4293 Main St, Town of Moriah**

Two family residence, 3 story, Old style, built 1860+/-, 2218+/- sq. ft., 3BR/2BA, covered porches. detached garage.

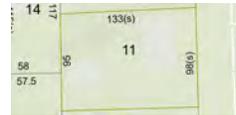
**Tax Map: 97.72-1-11.000**

Size: 0.30 +/- Acres

School District: Moriah CSD

Full Market Value: \$154,445

Inspection: Occupied. Drive by anytime.



**#100 - 12 Oak Ln, Town of Moriah**

Mobile home, porches, detached garage.

**Tax Map: 97.72-2-12.000**

Size: 0.40 +/- Acres

School District: Moriah CSD

Full Market Value: \$31,195

Inspection: Occupied. Drive by anytime.



**#101 - 19 Rice Ln, Town of Moriah**

Single family residence, 2 story, Old style, built 1900+/-, 1175+/- sq. ft., 4BR/1BA, enclosed porch. detached garage. Fire damage.

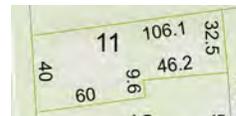
**Tax Map: 97.72-3-11.000**

Size: 0.09 +/- Acres

School District: Moriah CSD

Full Market Value: \$38,590

Inspection: Drive by anytime.



**#102 - Meacham St, Town of Moriah**

Residential vacant land. Adjacent to Lot #103. Waterfront on Stony Brook.

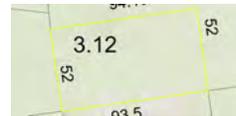
**Tax Map: 97.79-3-3.120**

Size: 0.10 +/- Acres

School District: Moriah CSD

Full Market Value: \$19,500

Inspection: May not have road access.



**#103 - 277 Whitney St, Town of Moriah**

Single family residence, 1.5 story, Old style, built 1800+/-, 924+/- sq. ft., 3BR/1BA, porches, detached garage. Adjacent to Lot #102.

**Tax Map: 97.79-3-10.000**

Size: 0.40 +/- Acres

School District: Moriah CSD

Full Market Value: \$109,055

Inspection: Check website for showing schedule.



**#106 - 1375 Breed Hill Rd, Town of Moriah**

Mobile home, porch. Wetlands.

**Tax Map: 106.4-2-6.100**

Size: 59.84 +/- Acres

School District: Moriah CSD

Full Market Value: \$104,550

Inspection: Check website for showing schedule.



**#107 - 210 Lake View Ave, Town of Moriah**

Mobile home, porches.

**Tax Map: 107.10-1-1.212**

Size: 3.50 +/- Acres

School District: Moriah CSD

Full Market Value: \$58,225

Inspection: Occupied. Drive by anytime.



**#108 - 203 River St, Town of North Elba**

Three family residence, 2 story, Old style, built 1900+/-, 2549+/- sq. ft., 3BR/3BA, porches.

**Tax Map: 32.215-1-3.000**

Size: 0.30 +/- Acres

School District: Saranac Lake CSD

Full Market Value: \$251,000

Inspection: Occupied. Drive by anytime.



**#109 - 14 Slater Ave, Town of North Elba**

Mobile home, porches.

**Tax Map: 32.231-4-8.000**

Size: 0.17 +/- Acres

School District: Saranac Lake CSD

Full Market Value: \$71,900

Inspection: See web for showing schedule.



**#110 - Duprey St, Town of North Elba**

Residential vacant land.

**Tax Map: 32.279-2-2.000**

Size: 0.30 +/- Acres

School District: Saranac Lake CSD

Full Market Value: \$29,800

Inspection: May not have road access.



**#111 - 67 Edward St, Town of North Elba**

Single family residence, 1 story, Ranch style, built 1978+/-, 1544+/- sq. ft., 3BR/1BA.

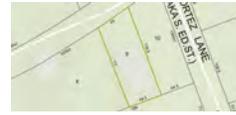
**Tax Map: 32.295-1-9.000**

Size: 0.10 +/- Acres

School District: Saranac Lake CSD

Full Market Value: \$129,200

Inspection: See web for showing schedule.



**#112 - 7 Whiteface Inn Ln, Town of North Elba**

Single family residence, 1 story, Townhouse style, built 2004+/-, 866+/- sq. ft., 1BR/1.5BA. Unit 4203 only.

**Tax Map: 42.6-3-9.310/4203**

Size: 0.00 +/- Acres

School District: Lake Placid CSD

Full Market Value: \$13,605

Inspection: Drive by anytime.



**#115 - Juniper Cir, Town of North Elba**

Residential vacant land.

**Tax Map: 42.74-5-16.000**

Size: 0.50 +/- Acres

School District: Lake Placid CSD

Full Market Value: \$142,800

Inspection: Vacant Land. Drive by anytime.



**#116 - Mirror Lake Dr, Village of Lake Placid, Town of North Elba**

Residential vacant land. Waterfront on Mirror Lake.

**Tax Map: 42.143-1-2.200**

Size: 0.69 +/- Acres

School District: Lake Placid CSD

Full Market Value: \$386,300

Inspection: Vacant Land. Drive by anytime.



**#119 - 16 Riley Dr, Town of Schroon**

Single family residence, 1.5 story, Cape Cod style, built 1971+/-, 1892+/- sq. ft., 6BR/3BA, garage with apartment.

**Tax Map: 136.14-2-27.000**

Size: 0.70 +/- Acres

School District: Schroon Lake CSD

Full Market Value: \$266,800

Inspection: Check website for showing schedule.



**#120 - 41 Deer Camp Rd, Town of Schroon**

Seasonal residence, 1.5 story, Cottage style, built 1982+/-, 864+/- sq. ft., 1BR/BA, porches.

**Tax Map: 146.1-1-20.112**

Size: 13.00 +/- Acres

School District: Schroon Lake CSD

Full Market Value: \$120,100

Inspection: Check website for showing schedule.



**#121 - Deer Camp Rd, Town of Schroon**

Rural vacant land.

**Tax Map: 146.1-1-63.000**

Size: 7.44 +/- Acres

School District: Schroon Lake CSD

Full Market Value: \$44,900

Inspection: Vacant Land. Drive by anytime.



**#123 - 977 US Route 9, Town of Schroon**

Small retail, 2 story, built 1970+/-, 1346+/- sq. ft., BR/BA, cold storage room.

**Tax Map: 147.13-3-4.200**

Size: 0.31 +/- Acres

School District: Schroon Lake CSD

Full Market Value: \$89,500

Inspection: Occupied, Drive by anytime.



**#124 - 940 Trout Brook Rd, Town of Schroon**

Rural vacant land.

**Tax Map: 155.2-2-9.000**

Size: 76.60 +/- Acres

School District: Schroon Lake CSD

Full Market Value: \$119,100

Inspection: Occupied, Drive by anytime.



**#125 - US Route 9, Town of Schroon**

Residential vacant land.

**Tax Map: 156.8-2-6.000**

Size: 0.70 +/- Acres

School District: Schroon Lake CSD

Full Market Value: \$31,400

Inspection: Vacant Land. Drive by anytime.



**#126 - 50 Dyckman Rd, Town of Schroon**

Single family residence, 2 story, Old style, built 1900+/-, 1947+/- sq. ft., 4BR/1BA, porches.

**Tax Map: 156.16-3-10.000**

Size: 3.31 +/- Acres

School District: Schroon Lake CSD

Full Market Value: \$198,400

Inspection: Occupied. Drive by anytime.



**#127 - US Route 9, Town of Schroon**

Rural vacant land.

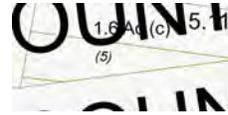
**Tax Map: 165.2-2-8.000**

Size: 0.90 +/- Acres

School District: Schroon Lake CSD

Full Market Value: \$5,600

Inspection: May not have road access.



**#129 - 791 Saint Regis Ave, Town of St Armand**

Single family residence, 2 story, Old style, built 1900+/-, 1568+/- sq. ft., 4BR/1BA, enclosed porches, detached garage.

**Tax Map: 13.56-2-8.000**

Size: 0.50 +/- Acres

School District: Saranac Lake CSD

Full Market Value: \$119,595

Inspection: See web for showing schedule.



**#130 - Maple Ln, Town of St Armand**

Residential vacant land.

**Tax Map: 13.56-6-6.000**

Size: 0.40 +/- Acres

School District: Saranac Lake CSD

Full Market Value: \$2,600

Inspection: May not have road access.



**#133 - NYS Route 74, Town of Ticonderoga**

Rural vacant land. Waterfront on Eagle Lake. Adjacent to Lot #134.

**Tax Map: 138.13-2-1.000**

Size: 28.00 +/- Acres

School District: Ticonderoga CSD

Full Market Value: \$81,900

Inspection: Vacant Land. Drive by anytime.



**#134 - NYS Route 74, Town of Ticonderoga**

Rural vacant land. Adjacent to Lot #133.

**Tax Map: 138.13-2-7.000**

Size: 47.19 +/- Acres

School District: Ticonderoga CSD

Full Market Value: \$62,300

Inspection: Vacant Land. Drive by anytime.



**#135 - 48 Charboneau Rd, Town of Ticonderoga**

Mobile home, porches, detached garage.

**Tax Map: 139.4-1-16.000**

Size: 0.30 +/- Acres

School District: Ticonderoga CSD

Full Market Value: \$35,100

Inspection: Occupied. Drive by anytime.



**#136 - 1512 NYS Route 9N, Town of Ticonderoga**

Multiple residence, 2 story, Old style, built 1880+/-, 4480+/- sq. ft., 4BR/3BA, porches, attached garage.

**Tax Map: 139.15-3-3.000**

Size: 8.10 +/- Acres

School District: Ticonderoga CSD

Full Market Value: \$559,600

Inspection: Check website for showing schedule.



**#137 - 872 NYS Route 9N, Town of Ticonderoga**

Restaurant, 1 story, built 1964+/-, 2368+/- sq. ft., porch, mobile home.

**Tax Map: 150.11-1-23.100**

Size: 2.00 +/- Acres

School District: Ticonderoga CSD

Full Market Value: \$383,400

Inspection: Check website for showing schedule.



**#138 - Village Ln, Town of Ticonderoga**

Residential vacant land. Adjacent to Lot #139.

**Tax Map: 150.27-3-23.000**

Size: 0.10 +/- Acres

School District: Ticonderoga CSD

Full Market Value: \$100

Inspection: May not have road access.



**#139 - 16 Village Ln, Town of Ticonderoga**

Residential vacant land. Adjacent to Lot #138.

**Tax Map: 150.35-5-6.000**

Size: 0.20 +/- Acres

School District: Ticonderoga CSD

Full Market Value: \$15,000

Inspection: Vacant Land. Drive by anytime.



**#140 - 9 Lonergan Ln, Town of Ticonderoga**

Mobile home, porches.

**Tax Map: 150.35-6-21.100**

Size: 0.19 +/- Acres

School District: Ticonderoga CSD

Full Market Value: \$38,900

Inspection: Check website for showing schedule.



**#142 - 21 Schuyler St, Town of Ticonderoga**

Single family residence, 1.5 story, Old style, built 1900+/-, 822+/- sq. ft., 2BR/1BA, porches.

**Tax Map: 150.42-4-12.000**

Size: 0.10 +/- Acres

School District: Ticonderoga CSD

Full Market Value: \$101,000

Inspection: Check website for showing schedule.



**#144 - Montcalm St, Town of Ticonderoga**

Residential vacant land.

**Tax Map: 150.43-1-12.100**

Size: 0.01 +/- Acres

School District: Ticonderoga CSD

Full Market Value: \$300

Inspection: Vacant Land. Drive by anytime.



**#146 - 5 Dudleyville Dr, Town of Ticonderoga**

Single family residence with apartment, 1.5 story, Old style, built 1880+/-, 1351+/- sq. ft., 4BR/2BA. porches.

**Tax Map: 150.43-9-23.000**

Size: 0.10 +/- Acres

School District: Ticonderoga CSD

Full Market Value: \$41,100

Inspection: Drive by anytime.



**#147 - Town of Ticonderoga**

Single family residence, 2 story, Old style, built 1890+/-, 1040+/- sq. ft., 3BR/1BA.

**Tax Map: 150.43-17.14.000**

Size: .2 Acres

School District: Ticonderoga CSD

Full Market Value: \$104,900

Inspection: Drive by anytime.

**#148 - 85 Cossey St, Town of Ticonderoga**

Residential vacant land.

**Tax Map: 150.44-2-2.000**

Size: 0.10 +/- Acres

School District: Ticonderoga CSD

Full Market Value: \$12,500

Inspection: Vacant Land. Drive by anytime.



**#149 - Cossey St, Town of Ticonderoga**

Residential vacant land.

**Tax Map: 150.44-6-4.000**

Size: 0.40 +/- Acres

School District: Ticonderoga CSD

Full Market Value: \$23,600

Inspection: Vacant Land. Drive by anytime.



**#151 - 19 Defiance St, Town of Ticonderoga**

Single family residence, 1.5 story, Old style, built 1900+/-, 1566+/- sq. ft., 3BR/1.5BA.

**Tax Map: 150.51-5-3.000**

Size: 0.20 +/- Acres

School District: Ticonderoga CSD

Full Market Value: \$131,900

Inspection: Occupied, Drive by anytime.





**#163 - 31 Spruce Ave, Town of Willsboro**

Mobile home, porches.

**Tax Map: 21.9-11-18.000**

Size: 0.50 +/- Acres

Full Market Value: \$53,000

Inspection: Drive by anytime.

School District: Willsboro CSD



**#164 - 43 Elm Ave, Town of Willsboro**

Mobile home.

**Tax Map: 21.9-12-15.000**

Size: 0.30 +/- Acres

Full Market Value: \$71,000

Inspection: See web for showing schedule.

School District: Willsboro CSD



**#165 - 96 Champine Way, Town of Willsboro**

Seasonal residence, 1 story, Ranch style, built 1962+/-, 1455+/- sq. ft., 4BR/2BA, porches.

Waterfront on Lake Champlain.

**Tax Map: 21.17-1-33.000**

Size: 1.84 +/- Acres

Full Market Value: \$687,000

Inspection: See web for showing schedule.

School District: Willsboro CSD



**#166 - 3 Dane Ln, Town of Willsboro**

Single family residence, 1.5 story, Old style, built 1940+/-, 1007+/- sq. ft., 3BR/1BA, enclosed porch.

**Tax Map: 30.12-1-3.000**

Size: 1.00 +/- Acres

Full Market Value: \$62,000

Inspection: See web for showing schedule.

School District: Willsboro CSD



**#167 - 13 Dock And Coal Ln, Town of Willsboro**

Mobile home, porches.

**Tax Map: 30.12-2-35.000**

Size: 0.50 +/- Acres

Full Market Value: \$30,100

Inspection: Occupied. Drive by anytime.

School District: Willsboro CSD



**#168 - 3855 NYS Route 22, Town of Willsboro**

Single family residence, 1.5 story, Old style, built 1930+/-, 840+/- sq. ft., 2BR/1BA, porches.

**Tax Map: 31.9-1-35.000**

Size: 0.24 +/- Acres

Full Market Value: \$98,000

Inspection: See web for showing schedule.

School District: Willsboro CSD



**#169 - 3859 NYS Route 22, Town of Willsboro**

Single family residence, 1.5 story, Old style, built 1920+/-, 840+/- sq. ft., 3BR/1BA, porches.

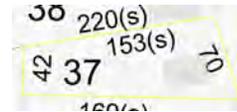
**Tax Map: 31.9-1-37.000**

Size: 0.20 +/- Acres

Full Market Value: \$101,000

Inspection: Occupied. Drive by anytime.

School District: Willsboro CSD



# SAMPLE CONTRACT OF SALE



NYSAuctions.com  
 45 South Avenue, P.O. Box 1739  
 Pleasant Valley, NY 12569  
 800-243-0061

Essex County Tax Foreclosure Auction

## CONTRACT OF SALE and RECEIPT OF DEPOSIT

Purchaser: John Q. Public  
 Address: 1 Main Street  
 City: Anytown, NY 00000  
 Phone: 800-292-7653

Bidder Number: 1  
 Fed ID Number:  
 Date: 1/21/2026

I hereby agree to purchase the property known as Auction Property No: X located in the Town of Moriah, Tax Map No: XX.XX-X-X and agree to pay the bid price of \$50,000.00 plus the 11% Buyer's Premium of \$5,500.00 together with closing costs, school tax, and village tax, if applicable, for the said property on the terms contained in the TERMS AND CONDITIONS OF THE SALE, signed by and agreed to by me and made part of this contract.

It is understood and agreed that the conveyance will be by QUIT CLAIM DEED to be executed subsequent to receipt of all money due in accordance with the TERMS AND CONDITIONS OF SALE.

I have deposited with Essex County Treasurer the sum of \$13,875.00 as a down payment, to apply to the purchase price. Said down payment shall be returned to the PURCHASER forthwith upon notice by Essex County that this offer is not accepted. The deposit shall be forfeited as liquidated damages if the PURCHASER fails to comply with the TERMS AND CONDITIONS OF THE SALE as indicated therein.

\_\_\_\_\_  
*Buyer: John Q. Public*

\_\_\_\_\_  
*Buyer:*

\_\_\_\_\_  
 SS #

\_\_\_\_\_  
 SS #

\_\_\_\_\_  
*Buyer:*

| Date      | Amount      | Type        |
|-----------|-------------|-------------|
| 1/21/2026 | \$13,875.00 | Credit Card |

\_\_\_\_\_  
 SS #

Receipt of \$13,875.00 deposit is hereby acknowledged.

By: \_\_\_\_\_  
*Essex County Treasurer*

.....  
 THE FOLLOWING IS FOR OFFICIAL USE ONLY--DO NOT COMPLETE

Seller:

The Foregoing offer is:

1. Accepted on \_\_\_\_\_
2. Rejected on \_\_\_\_\_

Essex County Treasurer's Office  
 7551 Court Street  
 Elizabethtown, NY 12932  
 PHONE: (518) 873-3317

By: \_\_\_\_\_  
 Michael G. Diskin, Essex County Treasurer

Recap:

|   |                    |
|---|--------------------|
| Bid Price:                                  | \$50,000.00        |
| Buyer's Premium:                            | \$5,500.00         |
| Surcharge:                                  | n/a                |
| 1.5% Advertising Fee (Based on Bid Amount): | \$750.00           |
| School/City/Village Tax:                    | n/a                |
| Town/County Tax:                            | n/a                |
| NYS Transfer Tax:                           | \$200.00           |
| Filing Fee - RP-5217:                       | \$125.00           |
| County Clerk Fee:                           | \$55.00            |
| <b>SUB TOTAL:</b>                           | <b>\$56,630.00</b> |
| Less Down Payment:                          | \$13,875.00        |
| <b>Balance Due by: February 27, 2026</b>    |                    |
| in cash or bank check:                      | <b>\$42,755.00</b> |

Payable to Essex County Treasurer. Time is of the essence.

# SAMPLE CALCULATIONS OF DEPOSIT DUE AT AUCTION

**CREDIT CARD, 11% Buyer's Premium:**

**CASH/BANK CHECK, 10% Buyer's Premium:**

|  |                   |
|--|-------------------|
| Bid amount   | \$10,000.00       |
| <b>11% Buyer's Premium</b>   | 1,100.00          |
| Total contract price:  | \$11,100.00       |
| Minimum of \$1,000 or 25% of total contract price (whichever is greater) due at auction: | <b>\$2,775.00</b> |

|  |                   |
|--|-------------------|
| Bid amount   | \$10,000.00       |
| <b>10% Buyer's Premium</b>   | 1,000.00          |
| Total contract price:  | \$11,000.00       |
| Minimum of \$1,000 or 25% of total contract price (whichever is greater) due at auction: | <b>\$2,750.00</b> |

|   |                   |
|---|-------------------|
| Bid amount  | \$800.00          |
| <b>11% Buyer's Premium</b>  | 88.00             |
| Total contract price:   | \$888.00          |
| Minimum of \$1,000 or 25% of total contract price (whichever is greater) due at auction (see below*): | <b>\$1,000.00</b> |

|   |                   |
|---|-------------------|
| Bid amount  | \$800.00          |
| <b>10% Buyer's Premium</b>  | 80.00             |
| Total contract price:   | \$880.00          |
| Minimum of \$1,000 or 25% of total contract price (whichever is greater) due at auction (see below*): | <b>\$1,000.00</b> |

\* If your total contract price falls under the minimum due of \$1,000, full payment at auction which will include closing costs and fees are due up to \$1,000. Closing costs may or may not include NYS Transfer tax, filing fee for Real Property Transfer Report, filing fee for combined Gains Transfer Tax Affidavit, County Clerk fee, County surcharge, advertising fee, current taxes due. All fees are outlined in the Terms & Conditions of the Auction.



## Essex County, NY Towns & Villages

Essex County Clerk  
518-873-3601  
Essex County Treasurer  
518-873-3310  
Essex County Real Property  
518-873-3390

**Villages**  
Village of Keesville, 518-834-9059  
Village of Lake Placid, 518-523-2583  
Village of Saranac Lake, 518-891-4150 x202

**Towns**  
Town of Chesterfield, 518-834-9041  
Town of Crown Point, 518-597-3235  
Town of Elizabethtown, 518-873-6555

Town of Essex, 518-963-4287  
Town of Jay, 518-647-5595  
Town of Keene, 518-576-4444  
Town of Lewis, 518-873-6838  
Town of Minerva, 518-251-2832  
Town of Moriah, 518-546-3341  
Town of Newcomb, 518-582-3211  
Town of North Elba, 518-523-2162  
Town of North Hudson, 518-532-7666  
Town of Saint Armand, 518-891-3189 x2  
Town of Schroom, 518-532-7737 x12  
Town of Ticonderoga, 518-585-6677  
Town of Westport, 518-962-8360  
Town of Willisboro, 518-963-8933  
Town of Wilmington, 518-946-2105

# AUCTION TERMS & CONDITIONS

## Terms and Conditions of the Auction

### INTERNET TERMS (in addition to standard terms below):

1. Registration. All bidders are required to register and provide suitable I.D. (photo copy acceptable) prior to the auction, all registrations will take place ONLINE. The Internet Bidding Packet (IBP) will be emailed via electronic link once bidder registers for the auction at NYSAuctions.com. A sample IBP can be found at the top of the auction web listing approximately 30 days prior to the auction. Auctioneer reserves the right to decline registration if I.D. produced is not sufficient. A copy of the bidder's valid driver's license or passport must be provided to the auctioneer. NO EXCEPTIONS.
2. Bidder approval for internet. In order to bid online, you will need to complete the Internet Bidding Packet (IBP) that will be emailed to you via electronic link from DocuSign. A sample IBP can be found at the top of the auction web listing approximately 30 days prior to the auction. Completed documents must be received by auctioneer/broker no later than 4:00PM on Monday, January 19, 2026, to be approved to bid online for this auction. NO EXCEPTIONS.
3. No Recourse. Internet bidding through our Provider is offered as a service to our customers, and bidders shall not hold Essex County and/or Absolute Auctions & Realty, Inc., responsible for any failure due to the loss of the internet connection supplied to Absolute Auctions & Realty, Inc., by the Provider.

### STANDARD TERMS:

1. ALL SALES ARE SUBJECT TO APPROVAL BY THE ESSEX COUNTY BOARD OF SUPERVISORS, WHICH SHALL HAVE THE RIGHT, IN THE BOARD'S SOLE DISCRETION, TO REJECT ANY BID FOR ANY REASON WHATSOEVER.
2. All bidders are required to register and provide suitable personal identification prior to the auction. The auctioneer reserves the right to decline registration if identification is not sufficient. Individuals acting on behalf of others, not in attendance at the auction must produce a "Power of Attorney" duly executed and notarized. Entities such as corporations, limited partnerships, limited liability companies, etc. are required to provide AT REGISTRATION: 1) a copy of the state entity incorporation filing receipt, 2) EIN number and 3) a corporate resolution duly embossed with incorporation seal authorizing the registrant to purchase real property for said entity.
3. All bidders are required to use the bidder number issued to them for all purposes associated with the auction.
4. No former owner of the property, spouse, domestic partner, nor his/her/its agent or relative, shall be permitted to bid on the property or purchase same at the public auction, unless: (a) the amount bid exceeds the amount of tax arrears plus any other debts due the County (i.e., Social Services liens); and (b) the former owner(s), spouse, domestic partner, or his/her/its agent or relative, reaffirms all liens against the property which existed prior to the foreclosure and were extinguished thereby, with the deed to be signed by the former owner(s), spouse, domestic partner, nor his/her/its agent or relative and include language reaffirming and reinstating said liens.
5. At the time of registration, each bidder shall be required to execute a copy of these terms and conditions of sale. By executing these terms and conditions of sale the bidder: (a) certifies that he/she/it is not representing or acting as proxy for the former owner(s), spouse, domestic partner, or his/her/its agent or relative of the property against whom Essex County foreclosed, or anyone previously prohibited from participation in auctions, and has no intent to defraud Essex County of the unpaid taxes, assessments, penalties and charges which have been levied against the property; and (b) warrants, represents and agrees that neither such bidder nor such bidder's successors or assigns shall convey the property to the former owner(s), spouse, or domestic partner against whom Essex County foreclosed within 60 months subsequent to the auction date, and that if such conveyance occurs such bidder may be found to have committed a fraud and will be subject to all penalties authorized by law therefore; and (c) agrees to the inclusion in the quitclaim deed from Essex County of a clause providing for an automatic reversion of title to such property to Essex County upon the event of a conveyance or attempted conveyance of any interest in said property to the former owner(s) or relative thereof within said 60 month period.
6. In the event that the successful high bidder refuses or fails to consummate purchase of any parcel sold at an auction, the second highest bidder of that parcel shall be offered the opportunity to purchase the parcel at the amount of the second highest bid plus the buyer's premium, closing costs/fees, and such other amounts as are due under these terms and conditions of sale.
7. Upon being declared the high bidder on a parcel, the Purchaser will immediately go to the contract table and execute the Contract of Sale and remit the required deposit of the greater of 25% or \$1,000 of the total of the bid amount plus buyer's premium, the same to be held by Essex County pending closing. If the total purchase price is \$1,000.00 or less (a total of the bid amount, plus buyer's premium plus all other required closing fees/costs/expenses), the total purchase price must be paid at the auction. All deposits must be made by credit card (MasterCard, VISA or Discover), cash or guaranteed funds (bank check / tellers check / cashier's check / money order) payable to the "Essex County Treasurer" and drawn on banks insured by the Federal Deposit Insurance Corporation (FDIC) or National Credit Union Association (NCUA). NO EXCEPTIONS. Wire transfers will not be accepted. The County Treasurer will refund overage of a deposit made once the funds have cleared, or apply said sum to the balance owing on the total purchase price. Purchaser(s) paying by credit card(s) understand and agree(s) that all deposits collected by credit card(s) will be turned over to the Essex County Treasurer. The Purchaser paying by credit card(s) agrees that they shall NOT attempt a charge back on their credit card(s) used in this/these transaction(s) for any reason whatsoever. In such event that a charge back is initiated by Purchaser and that such attempt is upheld in favor of Auctioneer/Essex County, Purchaser agrees and authorizes to compensate Auctioneer with a \$750.00 recovery fee as a new charge to their credit card(s) without requiring additional Purchaser signature(s). Failure to pay such recovery fee will result in collection action against said Purchaser(s).
8. IF ANY INDIVIDUAL, CORPORATION, LIMITED LIABILITY COMPANY, OR ANY OTHER ENTITY OWES ANY OUTSTANDING AND ANY DELINQUENT REAL PROPERTY TAXES TO ESSEX COUNTY ON ANY OTHER PARCELS OF REAL PROPERTY, THOSE DELINQUENT TAXES MUST BE PAID IN FULL PRIOR TO THE AUCTION OF THE PROPERTIES. NO SUCH ENTITIES SHALL BE ALLOWED TO BID AT THE AUCTION IF SUCH OUTSTANDING AND DELINQUENT TAXES ARE UNPAID.

9. The purchaser shall be solely responsible for the payment of an eleven percent (11%) buyer's premium of the bid amount for deposit with credit card OR 10% buyer's premium for cash or guaranteed funds. Purchaser shall also be solely responsible for an advertising fee of 1.5% of the bid amount, in addition to all other required closing fees/costs/expenses.
10. No selective closings shall be allowed or permitted subsequent to the auction, and therefore all parcels for which a person or entity is the successful bidder must be paid in full at the time of closing. Failure to remit full payment on all parcels for which a person or entity is the successful bidder shall constitute a material breach by such person or entity of each and every purchase/sale agreement to which he/she/it is a party arising from the auction and shall result in an automatic forfeiture to the County of any deposits paid.
11. The entire balance of the bid amount plus the buyer's premium, advertising fee and all other required closing fees/costs/expenses as set forth at paragraph 9 shall be paid by certified check, cashier's check, money order or cash, and the closing shall take place on or before February 27, 2026. Time is of the essence in the closing of the sale of each parcel sold by this auction. The County is not required to send further notice to a purchaser. If the purchaser fails to pay the balance of the total contract price plus closing costs and fees as herein provided, the deposit shall be forfeited. The County reserves the right to bring an action for specific performance. "Time is of the essence." If purchaser does not complete and return the transfer documents needed to file the deed, the purchaser forfeits their rights to the property and will not receive a refund.
12. All real property, including any buildings and improvements thereon, are sold "AS IS" and without any representation or warranty whatsoever as to condition or title, and subject to: (a) any state of facts an accurate survey or personal inspection of the premises would disclose (b) applicable zoning/land use/building regulations; (c) federal taxes, liens, and judgments other than those which have been released or satisfied (d) easements, covenants, conditions and rights-of-way of record existing at the time of the levy of the tax the non- payment of which resulted in the tax sale in which Essex County acquired title; and (e) all outstanding school and village taxes, water rents and assessments, and sewer rents and assessments, without proration whatsoever.
13. It is and shall be the sole responsibility of each bidder and/or purchaser to search title and determine its suitability and/or marketability, including but not limited to whether any parcel is: situated in an Agricultural District and subject to the provisions of law applicable thereto; is subject to and/or in violation of any rule, regulation, requirement or permit of the Adirondack Park Agency or any other governmental agency having jurisdiction thereof; is subject to easements, covenants or conditions of record; etc.
14. Bidder acknowledges receipt of the pamphlet entitled "Protecting Your Family From Lead in Your Home", and waives the right to conduct a risk assessment or inspection of the premises for the presence of lead-based paint, lead-based paint hazards, mold, asbestos or any other hazardous substances prior to the auction sale.
15. Conveyance shall be by Quitclaim deed only, containing a description of the property as it appeared on the tax roll for the year upon which the County acquired title, to be recorded by the County upon payment in full of the purchase price, buyer's premium, and all other required closing fees/costs/expenses.
16. The closing fees/costs which the purchaser will be required to pay shall consist of: (a) New York State Transfer Tax of \$3.00 for each \$500.00 of the purchase/bid price; (b) Filing Fee for the Real Property Transfer Report (RP-5217) of (1) \$125.00 if the property is classified as agricultural, a 1-3 family dwelling, an apartment or condominium, and (2) \$250.00 if the property is otherwise classified (vacant, commercial entertainment, community service, industrial, public service, forest, etc.); (c) Filing Fee of \$5.00 for the combined Gains Transfer Tax Affidavit (TP-584); (d) Deed Recording Fee of \$45.00 plus \$5.00 per page; (e) All other fees and surcharges required by the Essex County Clerk for recording of the deed.
17. Subject to paragraph 5 above, all sales shall be final, absolute and without recourse, and in no event shall Essex County or Absolute Auction & Realty, Inc., their respective officers or employee(s), be or become liable for any defects in title for any cause whatsoever; and no claim, demand or suit of any nature shall exist in favor of the purchaser, its heirs, successors or assigns, against Essex County and/or Absolute Auction & Realty, Inc. arising from this sale.
18. If declared high bidder at the auction leaves the auction without properly making the required down payment, or fails to complete the purchase of any parcel which such bidder has agreed to purchase, he/she/it will be prohibited from participating at future auctions held by Essex County and/or Absolute Auction & Realty, Inc. Essex County reserves the right to enforce any and all legal rights it may have against such bidder should either occur.
19. Essex County acquired title to these properties in accordance with Article 11 of the Real Property Tax Law of the State of New York, and all known rights of redemption under said provisions of law have been extinguished by the tax sale proceedings.
20. No personal property is included in the sale of any of the parcels owned by Essex County. The disposition of any personal property located on any parcel sold shall be the sole responsibility of the successful purchaser following the closing of sale.
21. All informational tools, such as slides, tax maps, property record cards, etc., are for identification purposes only and are neither a guarantee nor a warranty as to location, dimensions, parcel use and/or size, marketability and/or sufficiency of title, or anything else. **THE COUNTY MAKES NO WARRANTY, EXPRESS OR IMPLIED, IN CONNECTION WITH THIS SALE.**
22. The auctioneer's decision regarding any disputes is final, and the auctioneer reserves the right to reject any bid that is not an appreciable advancement over the preceding bid.
23. Evictions, if necessary, are solely the responsibility of the successful bidder after closing and recording of the deed.
24. The purchaser shall be solely responsible for the payment of: (a) all taxes levied against the property subsequent to the auction; (b) all school and village taxes, water/sewer rents and assessments levied and unpaid for the current fiscal year of such school and/or village; and (c) all omitted taxes.
25. The successful purchaser on each auction parcel must remove the auction sign within seven (7) days after the recording of the deed.
26. Bidder gives permission for Auctioneer and those acting pursuant to its authority to photograph, video tape, or use any other electronic method of recording my likeness and/or voice to be used at the Auctioneer's discretion in auction-related publications and/or websites.

# AGENCY DISCLOSURE



## Division of Licensing Services

New York State  
Department of State  
Division of Licensing Services  
P.O. Box 22001  
Albany, NY 12201-2001  
Customer Service: (518) 474-4429  
<https://dos.ny.gov>

### New York State Disclosure Form for Buyer and Seller

#### THIS IS NOT A CONTRACT

*New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.*

*Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.*

*If you need legal, tax or other advice, consult with a professional in that field.*

#### Disclosure Regarding Real Estate Agency Relationships

##### Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

##### Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interest. The buyer's agent does this by negotiating the purchase of a home at a price and on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the

agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not inconsistent with the agent's fiduciary duties to the buyer.

##### Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller cannot provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

##### Dual Agent

A real estate broker may represent both the buyer and the seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

##### Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller. A sales agent works under the supervision of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will

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## New York State Disclosure Form for Buyer and Seller

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function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the landlord or tenant. A designated sales agent cannot provide full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent

under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by Jennifer Gableman, Broker of Absolute Auctions & Realty, Inc.  
(Print Name of Licensee) (Print Name of Company, Firm or Brokerage)

a licensed real estate broker acting in the interest of the:

(  ) Seller as a (check relationship below) (  ) Buyer as a (check relationship below)  
(  ) Seller's Agent (  ) Buyer's Agent  
(  ) Broker's Agent (  ) Broker's Agent  
(  ) Dual Agent  
(  ) Dual Agent with Designated Sales Agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

(  ) Advance Informed Consent Dual Agency  
(  ) Advance Informed Consent to Dual Agency with Designated Sales Agents

If dual agent with designated sales agents is indicated above: \_\_\_\_\_ is appointed to represent the buyer; and \_\_\_\_\_ is appointed to represent the seller in this transaction.

(I) (We) \_\_\_\_\_ acknowledge receipt of a copy of this disclosure form:

Signature of {  } Buyer(s) and/or {  } Seller(s):

\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_



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## **New York State Housing Discrimination Disclosure Form**

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Federal, State and local Fair Housing Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status**. Real estate professionals must also comply with all Fair Housing Laws.

### **Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:**

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by “steering” which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by “blockbusting” which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

### **YOU HAVE THE RIGHT TO FILE A COMPLAINT**

**If you believe you have been the victim of housing discrimination** you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: [www.dhr.ny.gov](http://www.dhr.ny.gov);
- Stop by a DHR office in person, or contact one of the Division’s offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State’s website [https://www.dos.ny.gov/licensing/complaint\\_links.html](https://www.dos.ny.gov/licensing/complaint_links.html)
- Stop by a Department’s office in person, or contact one of the Department’s offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.



# Division of Licensing Services

New York State  
Department of State, Division of Licensing Services  
(518) 474-4429  
[www.dos.ny.gov](http://www.dos.ny.gov)

New York State  
Division of Consumer Rights  
(888) 392-3644

## New York State Housing Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit <https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

This form was provided to me by Jennifer Gableman, Broker (print name of Real Estate Salesperson/  
Broker) of Absolute Auctions & Realty, Inc. (print name of Real Estate company, firm or brokerage)

(I)(We) \_\_\_\_\_

(Real Estate Consumer/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Real Estate Consumer/Seller/Landlord Signature \_\_\_\_\_ Date: \_\_\_\_\_

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.

### Agricultural District Disclosure Notice

Notice is hereby given that the premises being sold may lie within an Agricultural District as designated upon the tax map. It is the sole responsibility of any bidder to ascertain which specific parcel(s) is so designated and sold subject to the provisions of law applicable thereto.

“It is the policy of this state and this community to conserve, protect and encourage the development and improvement of the agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but are not limited to, activities that cause noise, dust and odors. Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances.”

### Important Disclaimers

Attention prospective bidders: The information set forth in this Bidder’s Package is believed to be correct and complete. However, the seller, along with ABSOLUTE AUCTIONS & REALTY, Inc. make no warranties as to the accuracy and completeness of this information.

“Prior to the auction, prospective bidders should make such inspection and investigation as they deem appropriate. If you have not made a prudent inspection and investigation regarding the auction parcel(s), we ask that you DO NOT BID at today’s auction.”

**COUNTY REAL PROPERTY TAX MAPS:** These maps were prepared for Tax Administration purposes only. They are not intended to be used in the conveyance of property. There is no guarantee of accuracy or completeness. All information on these maps is subject to such variations and corrections as might result from an accurate instrument survey by a licensed surveyor.

**ANNOUNCEMENTS MADE AT THE AUCTION SUPERSEDE ANY PREVIOUSLY PRINTED MATERIAL OR STATEMENTS MADE.**

**Notice:** Upon being declared the successful high bidder, you must immediately go to the contract table, make your deposit, sign your Contract of Sale and closing documents. Please note that you can still bid on additional parcels from the contract table. Thank you.

# AArauctions.com

## 2026 Auction Calendar\*

Otsego County - Online Only  
Wednesday, January 14  
Essex County - Live & Online  
Wednesday, January 21  
Orleans County - Live & Online  
Tuesday, February 17

TBD

Our 2026 Calendar will be updated soon!

Clinton County - Online Only  
Dutchess County - Online Only  
Franklin County - Online Only  
Greene County - Online Only  
Hamilton County - Online Only  
Lewis County - Online Only  
Madison County - Online Only  
Onondaga County - Online Only  
Orange County - Online Only  
Sullivan County - Online Only  
Ulster County - Online Only  
City of Plattsburgh - Online Only  
City of Poughkeepsie - Online Only  
Town of Cortlandt - Online Only

FIRST  
CLASS  
MAIL

**TIME DATED AUCTION NOTICE**

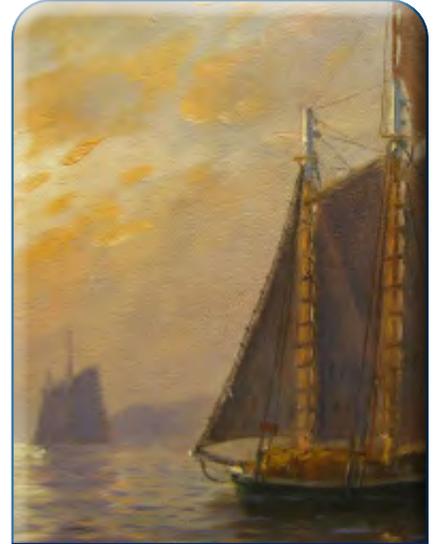
Visit [NYS Auctions.com](https://www.nysauctions.com) for upcoming auctions, Property Information Packages, updated auction information & More!



Real Estate



Equipment



Personal Property

Have something to sell? Call today!

Absolute Auctions & Realty, Inc. | POB 1739, Pleasant Valley, NY 12569  
800-243-0061 | [info@aaarauctions.com](mailto:info@aaarauctions.com)

